

CITY CLERK
GLOUCESTER, MA
11 JUN 16 AM 10:00



GLOUCESTER CITY COUNCIL

9 Dale Avenue, Gloucester, MA 01930
Office (978) 281-9720 Fax (978) 282-3051

CITY COUNCIL STANDING COMMITTEE

Planning & Development Committee

Wednesday, June 22, 2011 – 6:00 p.m.

1st Fl. Council Committee Room – City Hall

AGENDA

(Items May be taken out of order at the discretion of the Committee)

1. Continued Business:

A) Memorandum from Engineering Department re: proposed street naming for Pantry Way

2. Request from Talia DeWolfe to hold Breast Cancer Fundraising Walk on September 25, 2011

3. 7th Annual Reid's Ride Event at Stage Fort Park, July 17, 2011

4. Request from Habitat for Humanity for a 5K Road Race, October 2011

COMMITTEE

Councilor Joseph Ciolino, Chair

Councilor Robert Whynott, Vice Chair

Councilor Greg Verga

Committee members – Please bring relevant documentation

Back-up and Supporting Documentation all on file at the City Clerk's Office, City Hall

CC: Mayor Kirk
Jim Duggan
Gregg Cademartori
Police Chief Michael Lane
Fire Chief Phil Dench

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

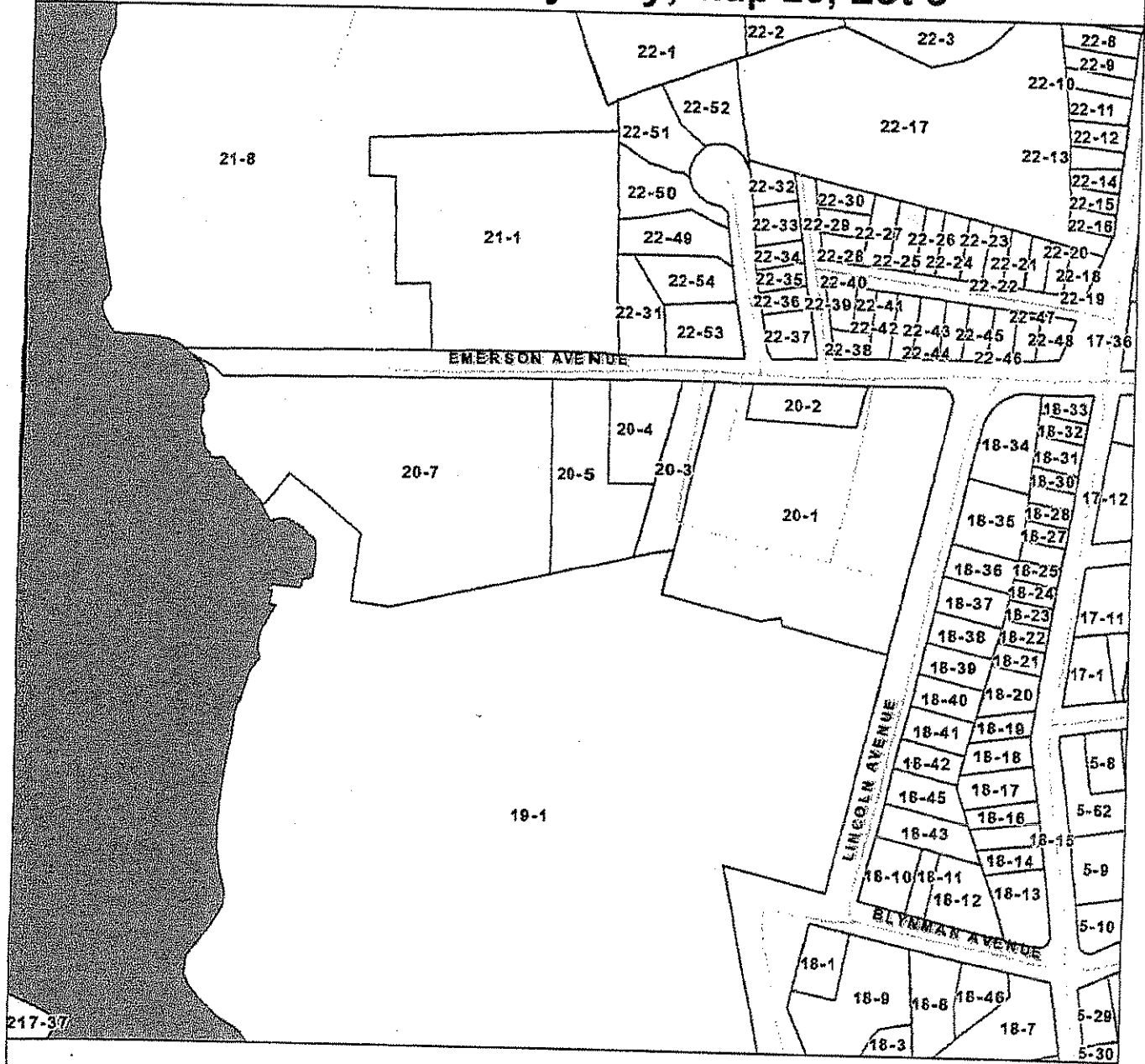
City of Gloucester - Office of the City Engineer
Telephone: 978-281-9773 Fax 978-281-9725

To: Mayor Carolyn Kirk
From: Karen Andrews, Engineering
cc: Fire Chief Phil Dench
Date: May 16, 2011
Subject: Proposed Naming on Pantry Way

At the request of Councilor Curcuru, we are proposing the street name of Pantry Way for the way that is situated on City owned land at 20 Emerson Avenue (Map 20, Lot 3), between Lincoln Park and the Cape Ann Food Pantry.

I will be unable to attend any of the meetings, but Councilor Curcuru will be available to answer any questions.

Proposed Pantry Way, Map 20, Lot 3



☐ Display Parcels

Proposed Pantry Way, Map 20, Lot 3



Transportation

— State Highway

Image Parcels

Dana Jorgensson

From: Phil Dench [pdench@gloucester-ma.gov]
Sent: Thursday, June 09, 2011 9:52 AM
To: 'Dana Jorgensson'; 'Mike Lane'; gcademartori@gloucester-ma.gov; 'Nancy Papows - Assessors'; kandrews@gloucester-ma.gov
Cc: 'Joseph Ciolino'; 'Steven A Curcuru'; 'Linda Lowe'
Subject: RE: Street Naming: Pantry Way

Per the GCO section 21-3, there does not appear to be any conflict with sound alike or duplicate names for Pantry Way. My only concern is that, with over 800 streets in the City now, naming every alley, driveway, etc., will only add to confusion. If the Food Pantry uses an Emerson Avenue address, I think that should suffice. My understanding is that they want to name this way for delivery purposes. I really think that a sign at the entrance to this way saying " DELIVERIES" with an arrow would do the trick.

Chief Dench

From: Dana Jorgensson [mailto:djorgensson@gloucester-ma.gov]
Sent: Thursday, June 09, 2011 9:20 AM
To: 'Phil Dench'; 'Mike Lane'; gcademartori@gloucester-ma.gov; Nancy Papows - Assessors; kandrews@gloucester-ma.gov
Cc: 'Joseph Ciolino'; 'Steven A Curcuru'; 'Linda Lowe'
Subject: Street Naming: Pantry Way

Ladies and Gentlemen: Please be advised at last evening's P&D Committee meeting the Committee passed a motion to gain the information required under GCO Sec. 21-3 from your departments. Attached please find a copy of the pertinent section of the GCO as well as the memorandum received by the Committee from Karen Andrews and attendant documentation. The Committee requests per the ordinance that this information be available to them in writing by their June 22, 2011 meeting at which time the matter will come forward once again. If you have any questions or concerns regarding this matter, please contact Councilor Ciolino, Chair of P&D. Thank you.

Dana C. Jorgensson
Clerk of Committees

Dana Jorgensson

From: kandrews16@comcast.net
Sent: Thursday, June 09, 2011 1:00 PM
To: Dana Jorgensson - Clerks
Subject: Pantry Way

Dana,

I am responding to your email regarding Pantry Way. As you can see from my memo to the Mayor I will be unavailable to attend any meetings regarding this proposed street naming, but Steve Curcuru would be available to answer any questions. There is no street numbering plan attached to this proposal because no street numbers are going to change. When this name is approved it will be added to the master street list and I have made arrangements with DPW for a street sign to be installed .

Please let me know if you need any more information. You can email me kandrews16@comcast.net.

Karen Andrews
Sr. Engineering Aide

6/9/2011

works, the mayor and the city auditor, stating that sufficient funds are on hand and will be allocated for placing such way in safe condition for travel.

(Code 1970, § 20-1)

Sec. 21-2. Record of names, width, etc., of streets.

The city clerk shall keep a book, in which shall be recorded and alphabetically arranged the names of all the streets and ways in the city which are laid out and accepted, with the date of such laying out and acceptance, the width of such streets and ways, and all alterations made therein from time to time by the city council.

(Code 1970, § 20-3)

Sec. 21-3. Street names.

(a) The several streets, ways and squares in the city shall continue to be called and known by the names heretofore established.

(b) All streets and ways hereafter laid out shall be named by the city council. The city council may change the name of any street or way at any time following sections (c) through (f) as follows:

(c) All requests for street names and numbering plans shall be filed with either city clerk or engineering department. The written requests must contain a clear locus map to show the exact location and/or numbering being requested. The engineering department shall route all requests to the city clerk.

(d) The city clerk shall forward all street naming and numbering plans to the city council for review at the appropriate standing committee, planning and development.

(e) The planning and development committee shall request written reports from the following agencies prior to any final recommendation for action. The agencies and their respective responsibilities are defined below:

City engineer: Agency for the development of numbering plans and master list recording.

Fire department: Input on sound-alike names, duplicate names, public safety and response aspects.

Police department: Input on sound-alike names, duplicate names, public safety and response aspects.

Planning department: Review with respect to names and proposed developments to avoid conflicts.

Assessors: For review based on assessor's records to avoid conflicts.

All departments will have fourteen (14) days to respond. No response shall indicate no concern with the name or number plan.

(f) The decision of the city council, along with the locus map and or numbering plan shall be routed to the departments listed above.

(Code 1970, § 20-2; Ord. No. 25-1994, § I, 12-13-94)



June 2, 2011

Ms. Jacqueline Hardy, President
Planning and Development Committee
9 Dale Avenue
Gloucester, MA 01930

CITY CLERK
GLOUCESTER, MA
JUN -2 PM 2:48

Dear Ms. Hardy,

My name is Talia DeWolfe I'm 11 years old and in fifth grade at East Gloucester Elementary School. I am writing to request to go in front of the Planning and Development Committee to present an event I am currently planning for a breast cancer fundraising walk. I have named it "Save A Star" and it would be a 3rd party event affiliated with Susan G.Komen.

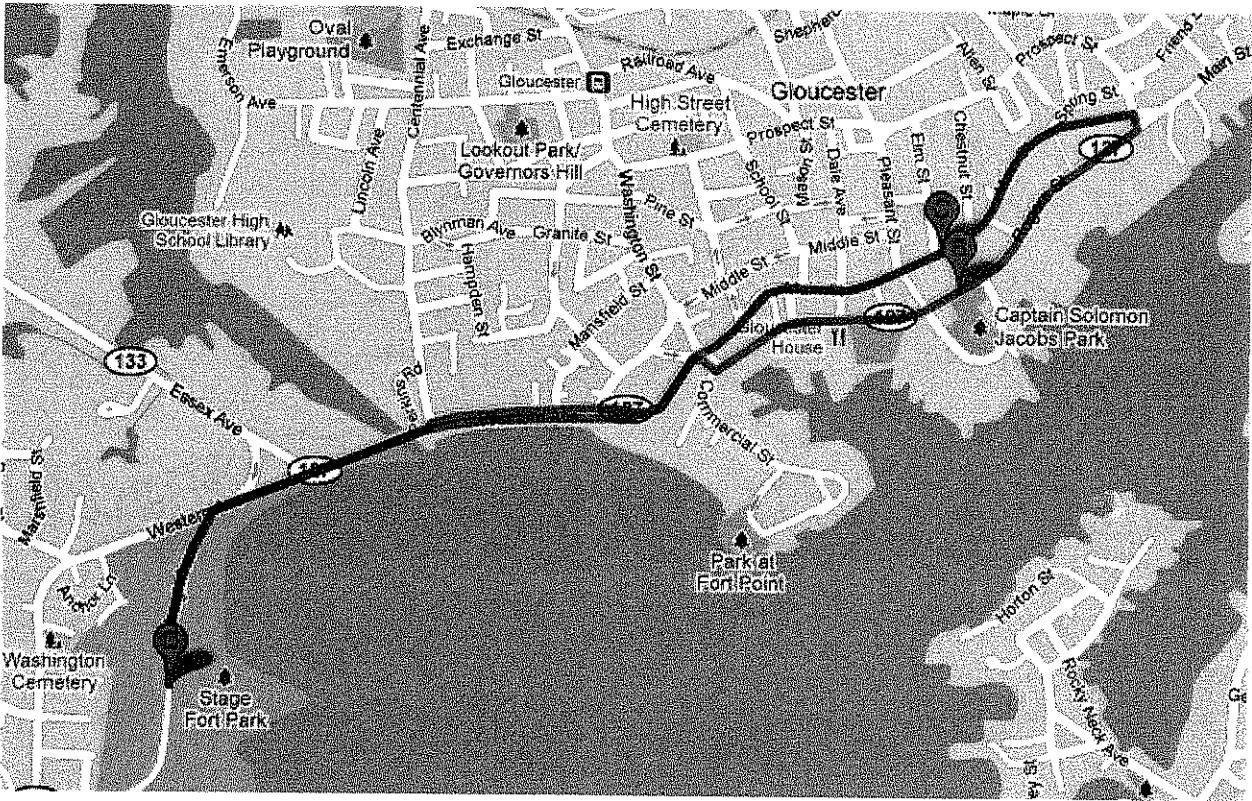
I have named the event Save A star because it has been said that when someone passes on they become a star in the sky. Since so many women are affected by breast cancer, I wanted to raise money for the women that are suffering and surviving. The money would go to the local Massachusetts chapter of Susan G. Komen and to financial relief for local women and breast cancer research.

After collaborating with Mark Cole, we have narrowed down a date of Sunday, September 25, 2011, and would plan for it to be hosted at Stage Fort Park. We would set up the stations at Stage Fort Park next to the cupboard at 8 a.m. Registration would start at 9 a.m and the walk would begin at 10 a.m (map enclosed). After the walk is over we will have a small party with a D.J and some refreshments. We have already obtained the permit need from the health department.

Enclosed are the approvals from the Gloucester Police Department and Fire Department, certificate of insurance, maps and direction of the walk route. Thank you for considering my request and hope to see you soon!

Thank you,

Talia DeWolfe



The Walk will stay on the city sidewalks.

Start at Stage Fort Park next to the cupboard.

Walk up the hill and down to the boulevard and follow onto Rogers Street.

Walk down Rogers street, take a left on Manuel F Lewis Street, take a left and follow on Main St.

Follow the sidewalk back down the boulevard and up to Stage Fort Park.

RE: Save a Star Walk
Phil Dench
to:
Alicia.DeWolfe, jaiello, pdench
06/02/2011 01:35 PM
Cc:
jciolino
Show Details

Alicia DeWolfe
978-385-0263

Dear Talia,

Thank you for submitting your plans prior to this event. I approve of this walk as presented. The only stipulation I would have is, if there is going to be a vendor who will be selling food and using propane for cooking at the small party following the walk, they will need to get a permit from the Fire Department for the propane.

Thank you and good luck with your fundraiser.

Chief Dench

From: Alicia.DeWolfe@vsea.com [<mailto:Alicia.DeWolfe@vsea.com>]
Sent: Thursday, June 02, 2011 10:52 AM
To: jaiello@ci.gloucester.ma.us; pdench@ci.gloucester.ma.us
Subject: Save a Star Walk

Dear Lt. Aiello and Mr. Philip Dench:

My name is Talia DeWolfe I'm 11 years old and in fifth grade at East Gloucester Elementary School. I am currently planning for a breast cancer fundraising walk and the Planning and Development committee has asked that I receive approval from the Police and Fire Department. I have named it "Save A Star" and it would be a 3rd party event affiliated with Susan G.Komen.

After collaborating with Mark Cole, we have narrowed down a date of Sunday, September 25, 2011, and would plan for it to be hosted at Stage Fort Park. We would set up the stations at Stage Fort Park next to the cupboard at 8 a.m. Registration would start at 9 a.m and the walk would begin at 10 a.m (map enclosed). After the walk is over we will have a small party with a D.J and some refreshments.

Atatched is the map of the route and we will be walking and utilizing city sidewalks only.

I look forward to receiving your approval and moving forward with this event.

(See attached file: map.docx)

Thank you,

Talia DeWolfe &
Alicia DeWolfe

RE: Save a Star Walk
Joe Aiello
to:
Alicia.DeWolfe
06/02/2011 02:06 PM
Show Details

Alicia, As per our discussion we also have no problem with your plan. We will see you there.

Lt Joe

From: Alicia.DeWolfe@vsea.com [<mailto:Alicia.DeWolfe@vsea.com>]
Sent: Thursday, June 02, 2011 1:43 PM
To: Phil Dench
Cc: jaiello@ci.gloucester.ma.us; jciolino@gloucester-ma.gov; pdench@ci.gloucester.ma.us
Subject: RE: Save a Star Walk

Thank you Chief Dench!
I do not believe we will be needing propane but thank you just in case!

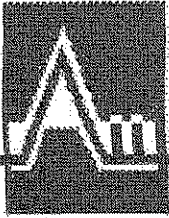
Thank you,
Alicia R. DeWolfe

☛ "Phil Dench" ---06/02/2011 01:35:51 PM---Dear Talia,

From: "Phil Dench" <pdench@gloucester-ma.gov>
To: <Alicia.DeWolfe@vsea.com>, <jaiello@ci.gloucester.ma.us>, <pdench@ci.gloucester.ma.us>
Cc: jciolino@gloucester-ma.gov
Date: 06/02/2011 01:35 PM
Subject: RE: Save a Star Walk

Dear Talia,

Thank you for submitting your plans prior to this event. I approve of this walk as presented. The only stipulation I would have is, if there is going to be a vendor who will be selling food and using propane for cooking at the small party following the walk, they will need to get a permit from the Fire Department for the propane.



A. I. I. INSURANCE BROKERAGE OF MASS., INC.

P.O. Box 1139, Douglas, MA 01938

Phone: (800)262-7475 / (508)476-1990 -- Fax: (800)545-6331 / (508)476-1991

May 31, 2011

G. Everett Mahony, Inc.
P.O. Box 1107
5C Dr. Osman Babson Road
Gloucester, MA 01930

RE: Save a Star Breast Cancer Walk Attn: Alicia Dewolfe
APP25572102

Dear Beth:

Submission Acknowledgement

We thank you for your submission on the above referenced account. This application has been assigned to the following individual for review.

Jan Galipeau

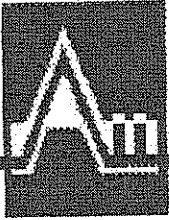
Email Address: jan@agencyint.com

Phone: 508-476-1990 ext. 216

Thank you for considering A.I.I. Insurance Brokerage – we look forward to working with you on this and other business you may need assistance with.

Email new submissions to: alnewbizma@agencyint.com

www.agencyint.com



A. I. I. INSURANCE BROKERAGE OF MASS., INC.

P.O. Box 1139, Douglas, MA 01516

Phone: (800)262-7475 / (508)476-1990 -- Fax: (800)545-8331 / (508)476-1991

May 31, 2011

G. Everett Mahony, Inc.
P.O. Box 1107
Gloucester, MA 01930

Subject: **Save a Star Breast Cancer Walk Attn: Alicia Dewolfe**
APP25572102
General Liability
5/31/2011 - 5/31/2012

Attention: Beth Corbeil

We thank you for the submission on the above risk. In order to pursue a quotation, we will need the following information:

- ☒ Due to event taking place 3 months from now, can only offer an indication \$250.00 + \$25.00 for each Additional Insured + 4% tax.
- ☐ Formal Quote cannot be released until 30 days before event, will pend application and send quote at that time.

☐
☐
☐
☐
☐

If the above information is not received, we will close our file on this matter

Regards,

Summary Details of the 7th Annual Reid's Ride Event at Stage Fort Park on July 17, 2011

Event Summary

Reid's Ride is a 28-mile cycling event that starts at Lynnfield High School and finishes at Stage Fort Park where cyclists, volunteers and supporters (totaling 400-600) gather for a barbeque luncheon, prizes, and other festivities. Proceeds from the event benefits clinical and scientific research into the cancers striking adolescents and young adults. This will be our 7th year holding this event at Stage Fort Park.

The event typically wraps up about 12:30, and the grounds are cleaned and cleared by no later than 2PM.

Cycling Route

Cyclists enter the town of Gloucester at Magnolia on Western Ave (Route 127). Complete route directions are attached.

Safety, Civic and Other Support Teams

Safety is a primary concern for the event. The entire route is supported by a technical team (Landry's Bicycles), an emergency medical team (Lyons Ambulance), by a radio communications team (Cape Ann Amateur Radio), and by several civilian chase teams.

The event has been approved by Lt. Aeilo of the Gloucester Police, and two on-duty officers will be on-hand at Stage Fort Park and will assist in directing traffic and safety as the cyclists approach the Park.

Liability

All cyclists sign a Terms and Conditions form waiving their rights to seek damages from officials and towns along the route. The event is insured by Babson-Elwell & Davis (Gloucester).

Contact

Lorraine Sacco
Director, Reid's Ride
781-632-2025 (cell)



3/3

6th Annual Reid's Ride 28-mile Bika-a-thon
Sunday, July 17, 2011
7:30 AM Start

From the Lynnfield High School Parking Lot

- Turn **LEFT** taking you West on **ESSEX ST** and take to end, about 0.7 miles
- Turn **RIGHT** onto **MAIN ST** and follow for 1.78 miles [2.44 cumulative miles]
- **MAIN ST** becomes **BOSTON ST (ROUTE 62)** and continue to follow for 0.42 miles [2.86]
- Bear **LEFT** to stay on **BOSTON ST (ROUTE 62)** and follow for 1.9 miles to intersection with Route 114 [4.76]
- Turn **LEFT** onto **S MAIN ST (ROUTES 114 & 62)** and follow briefly for 0.15 miles [4.91]
- Turn **RIGHT** onto **MAPLE ST (ROUTE 62)**, and head East for 1.20 miles [6.11]
- Turn **RIGHT** onto **GREGORY ST.** heading Southeast for 0.58 miles where it **turns into DAYTON ST** [6.69]
- Continue on **DAYTON ST** for 1.52 miles (watch for Comfort Inn on your right) [8.21]
- Just before reaching **ROUTE 1**, turn **RIGHT** onto **ARMORY RD.** and follow very briefly for 0.07 miles [8.28]
- Turn **LEFT** onto **CENTRE ST** so that you pass under Route 1, and continue Southeast for 0.80 miles [9.08]
- Turn **LEFT** onto **HOBART ST** going Northeast and follow for 1.28 miles [10.36]
- Turn **RIGHT** onto **MAPLE ST (ROUTE 35)** and continue Southeast for 0.22 miles [10.58]
- Turn **LEFT** onto **CONANT ST** and follow it East for 0.47 miles [11.05]
- Turn **SLIGHT RIGHT** onto **ELLIOTT ST (ROUTE 62)**; follow Southwest through **Beverly Center** for 3.67 miles [14.72]
- Turn **LEFT** onto **STONE ST (ROUTE 127)** and head East for 0.27 miles [14.99]
- Turn **SLIGHT LEFT** onto **LOTHROP ST (ROUTE 127)** and follow for 0.76 miles [15.75]
- Turn **SLIGHT RIGHT** onto **HALE ST (ROUTE 127)** and follow for 1.61 miles to the rest stop at Endicott College [17.36]
- Leaving Endicott College, continue Northeast on **HALE ST (ROUTE 127)** for 1.68 miles [19.04]
- Turn **RIGHT** onto **WEST ST (ROUTE 127)** and continue East/Northeast for 2.17 miles [21.21]
- **West St** becomes **BRIDGE ST (ROUTE 127)** as you enter Manchester, and follow for 0.57 miles [21.78]
- **Be careful for some quick turns around this small shopping district (stay on Rt 127)**
- Turn **RIGHT** onto **BEACH ST (ROUTE 127)** and follow briefly for 0.05 miles [21.83]
- Turn **LEFT** onto **SUMMER ST (ROUTE 127)** and follow briefly for 0.06 miles [21.89]
- Continue East on **SUMMER ST (ROUTE 127)** for 3.02 miles where it turns into **WESTERN AVE** [24.91]
- Continue East for 2.72 miles on **WESTERN AVE (ROUTE 127)** toward Stage Fort Park [27.63]
- Turn **RIGHT** onto **HOUGH AVE** and follow for 0.4 miles to the finish line at Stage Fort Park [28.03]!

Dana Jorgensson

From: Joseph Ciolino [weather.vane@verizon.net]

Sent: Friday, June 03, 2011 4:54 PM

To: 'Dana Jorgensson'

Subject: FW: Reids Ride.

Dana, please put into the record...thanks...Joe

From: Joe Aiello [mailto:jaiello@gloucester-ma.gov]

Sent: Friday, June 03, 2011 4:34 PM

To: joe ciolino

Cc: lsacco@partners.org

Subject: Reids Ride.

P/D. I have met with Lorraine Sacco the sponsor of Reids Rode and support the fund raising event to fight cancer in young adults. We will support the event with on duty officers and see no issues for the city.

LT Joe Aiello

CPD

No virus found in this message.

Checked by AVG - www.avg.com

Version: 10.0.1325 / Virus Database: 1511/3678 - Release Date: 06/03/11

6/6/2011

FAX

TO: GLOUCESTER CITY COUNCIL

FAX: 978-282-1314 ~~281-5340~~

FROM: LORRAINE SACCO

RE: REID'S RIDE EVENT AT STAGE FORT PARK ON JULY 17 2011

Brent TARR 978-490-0001

11 JUN -7 PM 3:51
CITY CLERK
GLOUCESTER, MA



Gloucester City Clerk's office
C/O Linda Lowe
City Hall
9 Dale Ave.
Gloucester, MA 01930

June 6, 2011

CITY CLERK
GLOUCESTER, MA
11 JUN -8 AM 11:47

To Whom it May Concern:

In consultation with Mr. Mark Cole of the city of Gloucester's Parks Department, I am reaching out on behalf of Habitat for Humanity-North Shore for your approval of a 5K race/1 mile walk, as well as a "kids fun run" at Stage Fort Park. The race will benefit HFHNS, an ecumenical international Christian ministry working to meet the housing needs of low-income families in the local area. Since 1985, Habitat for Humanity-NS has built more than 15 homes in Lynn, Salem, Beverly and most recently in Peabody. Please find additional information about our work enclosed. We're also looking forward to broadening our activity on Cape Ann and hope the funds raised through a road race will enable us to pursue those plans in the near future.

Please find enclosed proposed routes for the 5K race. In terms of logistics, we would like to hold the event on one of the following Saturdays in October - 15th, 22nd or 29th. The race would kick off at 10 a.m., with volunteers arriving earlier in the morning, most likely around 6:30 or 7:00 a.m., to set up. A short children's fun run would take place in the park around 9:30 a.m.

A rough estimate on attendance is around 200-250 participates from the North Shore and Cape Ann community. However, HFHNS will be able to better predict that number as the date of the event approaches. Light refreshments would be served - water, juice, snack bars, bagels and the like. We would also potentially like to offer face painting and other family oriented activities.

Habitat for Humanity - North Shore would be so grateful for the chance to utilize the city of Gloucester's scenic landscapes as work to raise the resources to invest in our communities north of Boston.

I look forward to talking with you about this further. I can be reached via phone at (978) 500-6909 or by email at juliembolduc@gmail.com. Members of our organization can also be made available to meet with you in person.

Warmly,

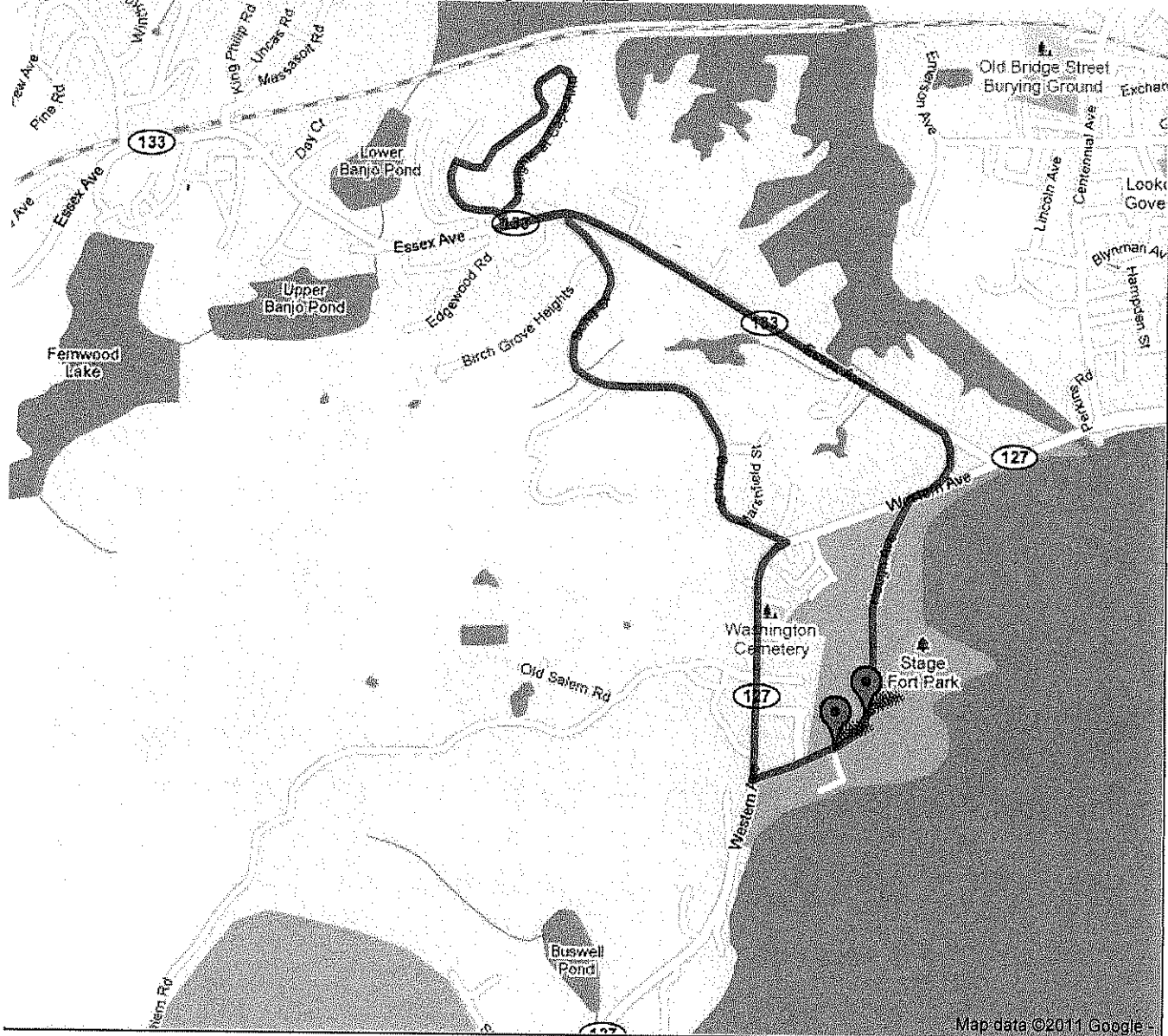
A handwritten signature in cursive script, appearing to read "Julie".

Julie Bolduc

Habitat for Humanity - North Shore Volunteer

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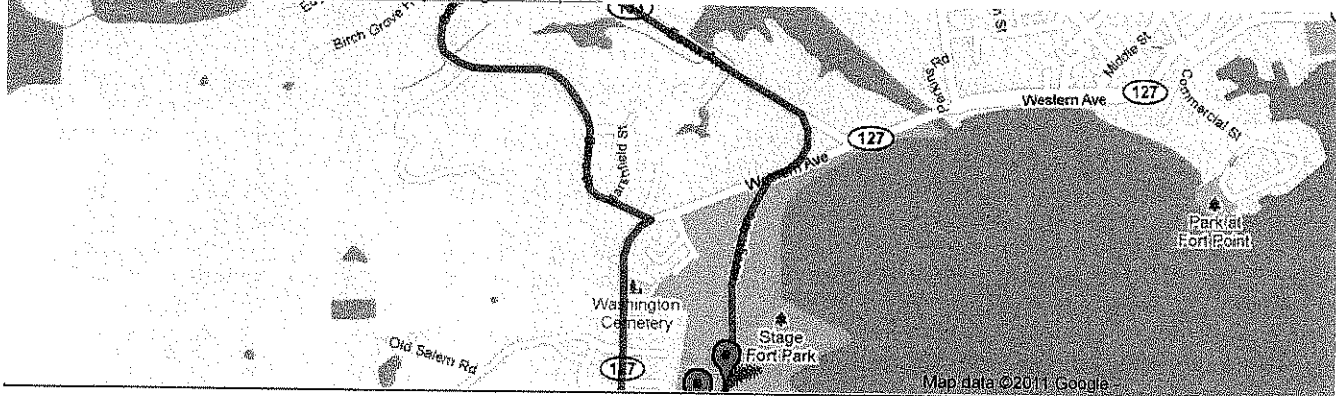
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- Easy Invoicing



www.HabitatForHumanity-NorthShore.com

2011 Fact Sheet

Our Mission:

- North Shore Habitat for Humanity (HFH-NS) is an affiliate of Habitat for Humanity International (HFH), a non-profit ecumenical Christian housing ministry.
- Habitat for Humanity International is dedicated to eliminating substandard housing and homelessness worldwide and building adequate, affordable homes for families in need.
- Habitat for Humanity International has built more than 400,000 homes and housed more than 2 million people in over 3,000 communities and more than 90 countries.

Our History:

- North Shore Habitat for Humanity was founded in 1985 as an independently run nonprofit organization by people concerned with the living conditions of low-income families in our community.
- From its inception, HFH-NS has acted as Habitat for Humanity International's representative on the North Shore. HFH-NS coordinates all aspects of home building for Habitat for Humanity International in the communities of Beverly, Danvers, Lynn, Lynnfield, Marblehead, Nahant, Peabody, Salem, Saugus, Swampscott and Topsfield. Activities include fundraising, site selection, family selection and support, building construction, and mortgage servicing.
- North Shore Habitat for Humanity has built 15 homes - 11 homes in Lynn, 3 homes in Salem, and 1 home in Beverly. Each of these homes provided a family in need with a simple, decent place to live, opportunities for better schools and better jobs, and an increased sense of community.

Our Families:

- North Shore Habitat for Humanity has a Family Selection Committee that chooses homeowners from a pool of applicants based on their level of need, their willingness to participate in the construction of their home, and their financial ability to service debt. Challenges that applicants confront like homelessness, overcrowding, structural, plumbing, or electrical problems, and excessive rent are considered in determining "level of need." Family income and the cost of monthly mortgage payments, real estate taxes, homeowners insurance and utilities are

- considered in determining “financial ability to service debt.” The application process is rigorous and requires a significant commitment to the program.
- Once selected, applicants become a “partner family” and agree to invest 400 hours of labor (sweat equity) in the construction of their home. They also agree to purchase the completed home from HFH-NS through a no interest loan that covers any costs HFH-NS incurred in building the home and funds future home building. Finally, they agree to participate in financial counseling, lessons on homeownership, and instruction in home maintenance.
 - North Shore Habitat for Humanity follows nondiscriminatory policies throughout the selection process.

Our Current Building Projects:

- In 2009, North Shore Habitat for Humanity embarked on the most ambitious building project of its 25-year history. It gained possession of three building sites on Park Street in downtown Peabody and developed a plan to build eight Energy Star three bedroom homes.
- The work required to convert the dilapidated buildings to safe, affordable housing is extensive and will take at least three years. Two of the buildings have been gutted and will be restored to historic accuracy on the exterior while transformed into townhouse units (two in each building) on the interior. The third home has been razed, demolished and will be rebuilt to accommodate four townhouse units including one handicap accessible unit.
- Today, the eight families selected for the new homes are working side-by-side with HFH-NS volunteers, building their homes and building their community.

Our Future Building Projects:

- The HFH-NS Site Selection Committee is exploring the feasibility of building sites in Beverly, Danvers and Lynn and hopes to begin construction on each site within the next 6 to 12 months.
- The HFH-NS Board of Trustees is developing the committee structure required to support a new HFH initiative called a “Brush with Kindness.” A “Brush with Kindness” is an exterior home preservation service that offers painting, landscaping, weather stripping and minor repair services for homeowners in need. The initiative helps low-income homeowners impacted by age, disability and family circumstances repair the exterior of their homes and reclaim their pride and dignity. North Shore Habitat for Humanity has completed one Brush with Kindness project in Danvers and hopes to complete several more in Lynn, Salem and Beverly this year.

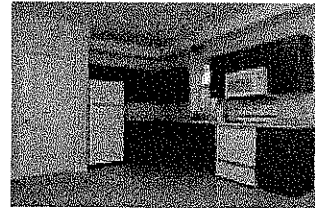
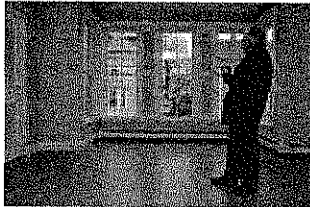


April 6, 2011

'This is a dream come true'

Families, city dedicate first Habitat house in Peabody

By Jesse Roman Staff writer



Last December, two days before her birthday, Gislene Carmagos received a phone call at work that shook the single mother of three to her core.

"I almost had a heart attack; I literally started shaking," she said, her voice quivering just thinking about it. "My co-worker thought something happened to one of my kids. I just couldn't believe it."

That day, Carmagos was told that her family was one of the eight chosen to buy one of the affordable homes being constructed in Peabody by North Shore Habitat for Humanity. Carmagos, an immigrant from Brazil who works three jobs and about 100 hours per week to support herself and her children, in addition to taking a heavy course load at North Shore Community College, is purchasing one of the two beautiful, 1,300-square-foot homes at 5 Park St. for just \$125,000. She will receive a no-interest loan and won't need to put any money down. The deal is the same for the other seven families, including Nancy and Jamie Burgess, who will occupy the other 5 Park St. unit with their three children.

"Sometimes I still think I'm dreaming. Until I have that piece of paper in my hand that says this is mine, I don't think I'll fully believe it," Carmagos said.

On Sunday, Habitat for Humanity volunteers, city officials, Mayor Michael Bonfanti and others gathered at 5 Park St. to dedicate the newly rehabbed building, which was once a condemned, foreclosed, nine-apartment eyesore. The fire marshal had ordered the building shuttered, though squatters were still an issue. The building was so worn out, nothing but the frame and foundation were salvageable, said Don Preston, the president

of North Shore Habitat for Humanity. In its place now stands a gem — totally refurbished, historically accurate and energy-efficient.

"It's very exciting, not only for the families, but for all the volunteers. We had many regular volunteers on-site bring their wives and husbands to see what they've been working on, what they've created," Preston said. "It takes a community to do this, and that's what we have here: a community."

Hundreds of volunteers and businesses have worked on the building since 2009, everyone from crane operators to painters, metal workers, roofers, architects, Essex Aggie and MIT students, church groups, and many more. The property and materials were essentially the only costs for Habitat.

"This house has more work into it than any house we've done or house we anticipate doing because of the amount of decorative work we had to do to meet the city's historic requirements," Preston said.

The molding, windows, even a cupola had to be specially made to appease the city's Historic Commission.

"It's over the top. Visually, it's a showpiece," Preston said. "On this one, we think the city got more than the dollar value out of it. Everybody is thrilled with the end result."

Work will soon be under way across the street at 12 Park St., which will consist of three buildings — two new constructions and one major rehab — slated to be completed in spring 2013.

The entire project cost about \$1.5 million, of which the city has chipped in \$700,000. Peabody used \$500,000 from its inclusionary zoning fund and another \$200,000 in Community Preservation Act money.

"This is what a neighborhood is all about. Good people, coming together to make where they live a better place," Bonfanti said as he addressed the crowd Sunday.

About 50 families applied for the opportunity to buy the new homes, but the candidate pool was thinned according to income criteria. For a family of four, for example, the annual income range was a minimum of \$36,720 and a maximum of \$55,080.

Each family is also required to put 400 hours of "sweat equity" into the project. For Carmagos, a counselor in the career, youth and mental-health fields, working alongside the dedicated volunteers was a pleasure.

Each Saturday for the last two months Carmagos has had a hellacious schedule few people could handle: From 8 a.m. to noon, she attended classes; from noon to 4 p.m., she helped build her new house; from 5 to 11 p.m., she worked one of her three jobs; then from 11 p.m. to 7 a.m. Sunday morning, she worked job No. 2. It's all been worth it.

"I never, ever dreamed I could buy a house. It was too expensive, I never even tried," she said. "This is a dream come true."